

Building Prices Favorable For 1921

PRICES FAVORABLE FOR 1921 BUILDING

Analysis of Construction Conditions Shows Best Time Is At Present.

The year 1920 opened with a rate of construction activity unprecedented for the winter season. Total contracts reached a minimum of over \$300,000,000 in the month of April. From that time on, for causes well known generally, activity declined more or less steadily to the end of the year. December contracts amounted to \$100,000,000.

The amount of money involved in construction contracts during 1920 in the twenty-five Northeastern States of the country was practically the same as in 1919, according to statistics compiled by the F. W. Dodge Company. On account of greatly increased construction costs, this amount of money, something over two and a half billion dollars, paid for a volume of construction that was nearly one-fourth less in 1920 than in 1919.

Comparing the past two years, the most conspicuous feature of 1920 was the decline in residential construction. This class of construction represented 33 per cent of the total in the year 1919, and 22 per cent of the total in 1920. The amount of residential floor space contracted for declined from 240,000,000 square feet in 1919 to 136,000,000 square feet in 1920.

In the amounts of money involved in 1920 contracts, industrial plants and public works and utilities both exceeded residential buildings, each representing about 23 per cent of the year's total.

There was in 1920 an increase over 1919 in actual volume of construction of educational buildings. In normal years the total estimated cost of contemplated or projected work reported is about 50 per cent in excess of the total amount of contracts awarded. In 1919 the total of projected work was 68 per cent in excess of contracts awarded; in 1920 it was 92 per cent in excess of contracts awarded. These figures give an indication of the amount by which each of the two years has run behind its announced construction program.

FORECAST FOR 1921. The construction industry enters the new year under conditions very similar to those that prevailed at the opening of the year 1919. There is a considerable accumulated demand for building, and activity is very slow on account of unfavorable price conditions and hesitation on the part of prospective builders because of uncertainties of future market conditions.

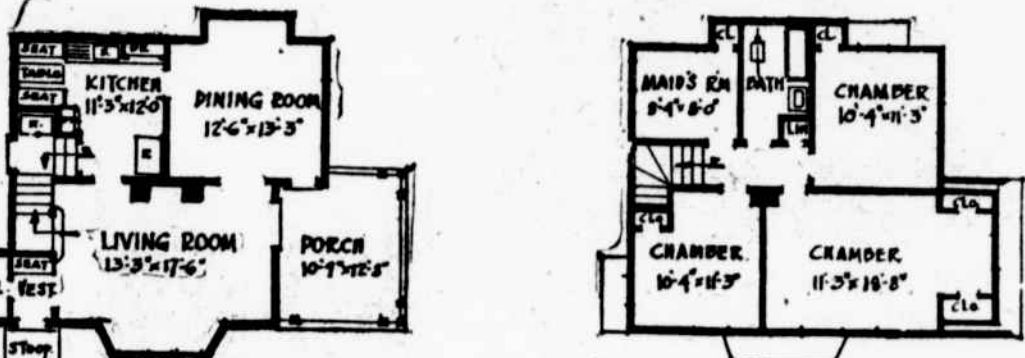
At the opening of 1919 building material prices had remained, on the average, at about the same level for four months. They continued at this level during the first quarter of 1919. About April, 1919, many people were convinced that building costs would not fall, and activity increased rapidly. About two-thirds of the total of that year's activity was contracted for during the second half of the year. It seems likely that a somewhat parallel movement may be expected in 1921. Material prices have not as yet reached the stage of stabilization they

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ORIGINALITY AND CHARM DIGNIFY THIS HOUSE



Graceful, yet full of originality and charm, is this attractive little house, which seems so much larger than it really is. Horizontal lines dominate the design and give an appearance of width, enhanced by the peculiar roof treatment. Indeed, this is a house which is certain to attract attention wherever it is built, for it is uncommonly attractive and yet very economically designed. It is so proportioned that timbers and trim in stock all over the country may be used without waste, thus giving the most house for the least money.

There is a tendency to-day to eliminate the front porch, it being considered much more desirable to have a porch so placed as to insure a certain amount of privacy so that it will not be a thoroughfare. This tendency is well carried out in this house, for the front entrance is flush with the house, a hood being provided to protect guests somewhat from inclement weather while waiting for the door to be opened.

The porch at the right, which is enclosed with removable sash for winter use, which are replaced by screens in summer, is quite private, being only reached from the inside of the house. Thus in winter time, for all practical purposes, it ceases to be a porch and becomes a part of the house itself, capable of being used as much as any room. If desired, it may even be used as a breakfast porch, summer and winter, for direct entrance may be had from the dining room.

The main entrance of the house leads into a vestibule or small hall, which is generally desired in cold climates, as it prevents draughts from the opened front door making adjoining rooms temporarily uncomfortable. A seat and coat closet are provided, two very desirable features. The fireplace is located in the living room at the center of the house, so that the kitchen range may be connected up to this chimney.

The kitchen will certainly please the wife who must do her own housework, for it is unusually conveniently laid out. The industry expect a revival of construction activity in the spring, to be followed by increased activity through the summer and fall.

Awakened interest in construction activity is shown by the fact that the amount of contemplated work reported in December aggregated more than for any month since June. A volume of construction equal to that of 1919 on a cost basis some where near the 1919 level may be given as the most reasonable forecast for 1921. In money this would involve about two and a half billion dollars for the twenty-five Northeastern States of the country, the same as the figure for 1920, though on a cost level that should represent a volume approximately one-third greater than the 1920 volume of construction.

Developments of the next three months should indicate whether the year's total of construction activity has reached at the opening of the year 1919. Apparently some further declines are to be expected. It seems likely, however, that the period of stabilization and of hesitation on the part of the buying public need not be so prolonged as it was two years ago. When costs are actually stabilized it should be more easy this time to convince the public that such is the case.

In an analysis of the present situation, a well-known authority has stated that the upward turn in material prices will probably occur sometime in 1921, and that, in consequence, building costs in 1921 will be somewhat lower than they have been in 1920 or will be in 1922 and 1923. If that be true, then price conditions will be more favorable to building activity in 1921 than they were in 1920 or will be next year. If the public comes to believe that is the case, then a resumption of activity should be expected in 1921.

Not a few leaders in the construction industry expect a revival of construction activity in the spring, to be followed by increased activity through the summer and fall.

A breakfast nook is provided, generally considered to be the most convenient arrangement for taking care of children at lunch time, and for breakfast, which is so frequently eaten in the kitchen. Right handy is the sink, and alongside of this is a dresser where dishes may be easily placed as they are washed and dried. The range is so placed as to permit of the housewife working at it without standing in her own light.

The second story contains four bedrooms, each provided with a good sized closet, the master's bedroom having two. Hall space is kept at a minimum, and the bath room is located over the kitchen so that plumbing costs are kept down. The cost of this house would be from \$4,500 to \$7,000, depending on location and finish. A complete set of working drawings, including floor plans, elevations, and details of construction and trim, may be secured for five dollars by addressing Practical Homes, 1416 Broadway, New York City. Ask for Design No. 2.

It is likely to be nearer to two and a half billion to three billion dollars. In 1921, residential construction and the construction of public works and utilities may be expected to predominate over other classes of buildings.

BUILDING MUST ALL BEAR UNION LABEL. The Building Trades Councils of Cleveland and St. Louis have decided that after September 1 all building in course of erection must bear the union label.

All contracts for work on a building must be awarded and the architect must submit these contracts to the secretary of the Building Trades Council, and if he is satisfied that each and every branch of the work in connection with the building will be done by union men, a permit is granted whereby the contractor may proceed with his work.

The union label must be posted in a conspicuous place on the work, and mechanics are furnished with a special working card for each particular job, giving the name of owner, contractor, location, etc.

Dog Bites Seven. BALTIMORE, Md., March 12.—Bitten by a rabid puppy which they had befriended, seven young people of Port Deposit, Md., were brought to Baltimore to be treated at the Paster Institute.

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Gen. Pershing Honor Guest at Ft. Myer Drill

WITH Gen. John J. Pershing as the honor guest, a spectacular exhibition drill was given yesterday afternoon in the riding hall at Fort Myer by the cavalry and artillery forces stationed on the post. It was followed by a tea dance in the Administration Building and the double function, one of the most picturesque events of the spring season brought out a notably brilliant attendance.

A salute of nineteen guns announced the general's arrival at the riding hall, where he was greeted by Col. William C. Rivers, chief of the post. The general reviewed the drill from a specially decorated box, with members of the diplomatic corps, high officials and officers of the army and navy, with the ladies of their families, grouped about him. The drill hall was hung with flags and presented a gala appearance.

Many original and hair raising "tricks" were introduced into the exhibition. The spectators were startled when a troupe of horsemen—and their mounts—entered by the window; and they were roused to a high pitch of enthusiasm by the sight of horses after horse being jumped through a flaming hoop, with pistols and guns being discharged about their feet.

At the tea dance General Pershing received with Mrs. Rivers, wife of the commandant, and the ladies of the post presided in turn at the tea tables which were gay with daffodils and oddly effective yellow carnations. The general was decked with flags, bunting and branches of basket willow and a screen of palms and forsythia marked the spot where the receiving party stood. Here, too, were grouped the general's staff and the colors of the regiments on duty at the post.

THE GENERAL DANCES. General Pershing soon joined the dances, leading off with Miss Julia Ivala. Among the guests one noted the French Ambassador and Mme. Pezet, the Serbian Minister and Mme. Grouitch, the Polish Minister and Princess Lubomirska, General and Mme. Colardet, of the Russian embassy, Mrs. Frank R. Warren, Mrs. Stephen R. Elkins, Mrs. Thomas F. Walsh, Mrs. J. Borden Harriman, Mrs. Julian James, Mrs. George Barnett, Mrs. E. H. Harriman, Mrs. Sarah Lee Phillips, Mrs. Eliphaz Kaufmann, Col. and Mrs. Francis T. A. Junkin, Countess Gizevka and Mrs. Van Santvoord Merle-Smith.

Others present were Gen. John A. Leavelle, Mrs. George B. Davenport, White, Mr. and Mrs. David Barry, Miss Cora Barry, Lieut. Comdr. James R. Barry, Major David S. Barry, Col. Raymond Lee, Mrs. William H. Lee, Gen. John A. Johnston, Col. John Quekett, Mrs. Miss Louise Littauer, Chester Lockwood, Miss Antoinette Graves, Mrs. George B. Davenport, Mrs. Gordon, Capt. Harold Gallop, Mrs. Eli D. Hovle, Ralph Hills, Mr. and Mrs. Gould Lincoln, Capt. Carlo Huntington, Mr. and Mrs. Girvin, Mrs. Percy, Mr. and Mrs. Robert Elmore, Mr. and Mrs. C. Gracom Fandie, Mr. and Mrs. Ennals Vazquez, Mrs. Delos A. Blodgett, Mrs. Charles C. Matthews, John V. Williams, Mrs. William H. Lee, Mrs. Alfred Dupuy, Comdr. Leigh Warren, Gen. and Mrs. Merritt W. Ireland, Col. George Vidmer, Mr. and Mrs. William Whitling, Mrs. Laura Harlan, Mrs. N. C. Coates, Col. George Patton, Major and Mrs. John Milliken.

This, the last of the regular exhibition drills, will be followed by a drill next Friday afternoon, and on the same evening to which admission will be charged, the proceeds going to the Fort Myer Athletic Association.

AT THE WHITE HOUSE. Mr. and Mrs. George B. Christian, sr., who were guests of the President and Mrs. Harding at the White House for two days, have returned to their home in Marion, Miss. Mrs. Christian has taken up her new duties as social secretary to Mrs. Harding.

Mrs. Coolidge, wife of the Vice President, was the guest of honor at a beautifully appointed luncheon today, with Mrs. Robert L. Owen as the hostess. The luncheon was given at Rauscher's and the forty-two guests were seated at an oval table, with the sunken garden in its center filled with spring blossoms and weeping splashing fountains. In the company asked to meet Mrs. Coolidge were Mme. de Riano, Mme. Mathieu, Mme. Bakhmeteff, Mme. de Cespedes, Princess Lubomirska, Mrs. Mahlon Pitney, Mme. de Gama, Mrs. Joseph I. France, Mrs. Seiden P. Spencer, Mrs. Herrell, Mrs. John B. Henderson, Mrs. Sarah Lee Phillips, Mrs. George Elie, Mrs. James Carroll Fraser, Mrs. Davis Ireland, Mrs. George T. Marye, Mrs. Frederick Bugher, Mrs. Edward W. Eberle, Mrs. Thomas F. Walsh, Mrs. John Allan Dougherty, Mrs. Robert H. Hinkle, Mrs. John Biddle, Mrs. Stephen B. Elkins, Mrs. Julian James, Mrs. Victor Cushman, Mrs. Ira Bennett, Mrs. Charles Boughton Wood, Mrs. R. R. Govin, Mrs. Henry T. O'Connell, Mme. de Bach, Mrs. Frank Briggs, Mrs. Willard Saulsbury, Mrs. James B. Reynolds, Mrs. Victor Kaufmann, Miss Anne Squire, Mrs. Francis C. Harrington and Mrs. John C. Gerson Hawkins, daughter of the hostess.

Last evening the Vice President and Mrs. Coolidge had Mr. and Mrs. Horace Carter, of Massachusetts, dining with them informally at the Willard. Mr. Carter was a member of the Governor's Council for two years, while the Vice President was governor of Massachusetts. He and his wife are now on their way to Hawaii for a holiday visit.

POLISH PATRIOT FETED. The Polish Minister and Princess Lubomirska will entertain at a dinner party and reception at the legation tonight in honor of Ignace Jan Poland and the world's greatest



MRS. ROBERT LANSING. New president of the local Young Women's Christian Association, who will be the guest of honor at a reception in the administration building today. The party, which is being given by the members of the Y. W. C. A., will be quite informal.

man. Secretary Hoover was unable to go to New York because of duties here.

The Cuban Minister and Mme. de Cespedes will give a reception on Tuesday afternoon from 5 to 7 o'clock in compliment to the secretary of war from Cuba, Gen. and Mrs. Mariel, and Mr. Manuel Vega Calderon, minister from Cuba to Argentina, who are here as members of the Cuban special mission that attended President Harding's inauguration.

Col. A. T. Smith and Mrs. Smith entertained yesterday at luncheon at their home on Massachusetts avenue in honor of Manuel de la Vega Calderon, Cuban minister to Argentina, and Eugene Stein, Russian minister to Argentina, both of whom are in this country on special missions. The guests at the luncheon included the Ambassador from Argentina and Mme. Le Breton, Mr. and Mrs. Sumner Welles, Mr. and Mrs. Sterrett Gittings, Capt. John H. Gibbons, Mrs. Julius Conrad and Mme. de Meissner.

Mrs. Sara Lee Phillips entertained at luncheon yesterday at her residence on Rhode Island avenue in honor of Mrs. Helen Draper Tatt, who is visiting Mr. and Mrs. Warwick Emile Montgomery.

Mme. Pulaska, wife of the minister plenipotentiary and counselor of the Polish legation, will leave tomorrow for New York to take the steamship La France for Europe.

Senator Robert L. Owen has gone to White Sulphur Springs, Virginia, for a few days' golf and will remain over the week end.

William Phelps and his cousin and hostess, Mrs. George Elie, will be at home tomorrow afternoon and will have with them Mr. and Mrs. Alfred Hawes, who are visiting Mr. Elie's sister, Mrs. Charles Boughton Wood.

Princess Ghika, who has recently returned from a trip to China, will make her future home in New York. She was a resident of Washington for several years and has many friends here.

Owing to illness Mrs. Henry F. Dimock will not be at home tomorrow afternoon.

Mrs. Paul Reinsch will be at home this afternoon.

Mrs. Alexander Stewart and her daughter Mrs. Mary Stewart will entertain informally at tea tomorrow afternoon, their friends being asked to meet Mrs. Daniel E. Devore, who is leaving shortly for Colonel Devore's new post. Mrs. Devore is the daughter of Mrs. Alexander Stewart.

Mrs. Theodore Hance Tiller will not be at home tomorrow afternoon, but will receive on Sunday afternoon, March 20, when she will have her sister, Mrs. Philip Clancy, assisting her.

Col. William Eric Fowler has gone to Atlantic City to recuperate from an attack of grippe and will be at the Traymore for the next fortnight.

Mrs. Frank G. Wilkins and Mrs. J. R. Hildebrand have gone to South Hadley, Mass., to attend the seventh annual meeting of the Mt. Holyoke College graduate council, at which the chief topic of discussion will be the \$300,000 endowment fund campaign. Mrs. Wilkins is the National President of the Mt. Holyoke Alumnae Association.

The ladies' auxiliary board of the Emergency Hospital will give a card party for the linen fund New York. The party will be given at the home of Mrs. Thomas Trueman Gaff, 1520 Twentieth street, next Saturday, at 3 o'clock. There will be sixty tables, with a prize for each, and a few tables may still be obtained from Mrs. Gaff. Among those who have taken tables are: Mrs. Eugene Hale, Mrs. Gist Blair, Mrs. Henry Cleveland Perkins, Mrs. Willard Brownson, Mrs. George B. McLean, Mrs. James S. Parker, Mrs. Frederick L. Chapin, Mrs. William Littauer, Mme. Hauge, Mrs. Thomas Bell Sweeney, Mrs. Mahlon Pitney, Mrs. Charles B. Henderson, Mrs. Frederick Bugher, Mrs. Stephen B. Elkins, Mrs. John Allan Dougherty, Mrs. R. R. Govin,

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Mrs. Breckinridge Long, Mrs. Henry B. Spencer, Mrs. Mayre, and Mrs. Charles Boughton Wood.

Col. Coleman DuPont arrived in Washington yesterday and will be at the Hotel Willard over the week-end.

Mrs. Charles Warren left Washington yesterday for a short visit with her father, William Bliss, in Santa Barbara. She will return to this city early in April.

Mrs. James M. Thomson, daughter of the late Champ Clark, who has been ill since the death of her father, left Washington yesterday with her husband for Bowling Green, Mo., where she will join her mother, Mrs. Clark.

Post Wheeler, counselor of the American legation at Stockholm, and Mrs. Wheeler, who have been passing with Mr. Wheeler's wife in Washington, have gone to New York to visit Mr. Wheeler's parents.

General Marti, the Cuban delegate to the inaugural ceremony, gave a dinner last evening at the Shoreham.

Mrs. R. M. Murchison and Mrs. James Norman Hill of New York are in Washington for a short stay.

The Ohio members of the Association of Collegiate Alumnae will be hostesses at the tea on Wednesday afternoon, March 16, from 4 to 6 o'clock at the Club House, 1607 H street. The guests of honor will be Mrs. Atlee Pomerene, Mrs. Frank R. Willis and Mrs. Wm. F. McDowell.

Mrs. Edward H. Horton, Miss Kate Lee Gregg, Mrs. F. W. Patterson, Miss Gertrude E. Leonard, Mrs. John J. Norman, Miss Margaret Lanum, Mrs. L. B. Terhune, and Miss Mary Sibley Evans will receive the guests.

The League of American Pen Women will give a reception tomorrow afternoon from 4 to 6 o'clock, at the clubhouse, 1722 H street, northwest, in honor of the newly-elected officers of the Baltimore Auxiliary, of which Mrs. Florence Partello Stuart is president.

Mrs. Stuart, who is as well known socially in Washington as in Baltimore, is the wife of Colonel George W. Stuart, now stationed in Baltimore, and many of the military set in Washington will be present on Tuesday. The program will be a musical program, and the subject of the subject of great interest to all in touch with the scientific world today. A musical program has been arranged, and William Atherton Du Puy, national president and the other national officers will receive the guests.

Miss Alida, Henriques will be hostess at the directors' reception from 4:30 to 6 o'clock tomorrow afternoon at the Women's City Club. The guests will be Mrs. Wm. F. McDowell, Mrs. Helen Draper Tatt, Mrs. H. H. Hinkle, Mrs. Robert E. Nelson, Mrs. Bright, and Miss Alina Solomon will assist.

Miss Maud E. Aiton will speak Wednesday evening at the meeting of business and professional women on "Americanization in Our Schools." Miss B. Nunan will be chairman.

Congressman and Mrs. John N. Nixan, of California, gave a children's party to celebrate the seventh birthday anniversary of their daughter, Corlis Theresa Nolan. A color scheme of pink and white was carried out in the decorations and there were birthday cakes with seven tiny pink candles on it. A big Jack Horner pie from which each child drew a favor was a surprise feature of the refreshment table.

The guests were Katherine Young, Marguerite Johnson, Phoebe Hyatt, Marion Barkley, Helen Glynn, Mary O'Leary, Vivian Kendig, Mary Wolfe, Laura Louise Barkley, Carmen Diaz, Margaret Maxwell, Marion McCarthy, Anna Wolfe, Margaret Cramton, Mary Alice Mattingly, Mellic Rose Coker, Margaret Runion, Cooper Jacobson, Theodore Tiller, David C. Coker, Gilbert Hyatt, Robert Martin, and John and Richard Barbour.

Mrs. McEwen Johnson has returned to the Lafayette Hotel after passing several days with her son, who is a student at Princeton University.

The Omega Beta Sigma Fraternity of Washington Preparatory School gave a dance at the Ebbitt Hotel last evening that brought out a large attendance. About 200 guests were present. This spring dance was marked by many pretty costumes. There was good music and much enthusiasm was shown in the initial entertainment of the fraternity.

Mr. and Mrs. Lovenson gave a party last night at their home, 311 Fifteenth street northeast, in celebration of the fourteenth birthday of their daughter, Miss Freda Lovenson.

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